

**TOWN OF MORAGA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
Monday, January 4, 2010  
7:30 PM**

**Moraga Library Meeting Room at  
1500 Saint Mary's Road, Moraga California 94556**

*All documents relating to the following agenda items are available for public review in the Planning Department of the Town of Moraga at 329 Rheem Blvd. between the hours of 9 to 12, Monday, Tuesday and Thursday (other times by appointment). Staff reports will normally be available on the Monday afternoon one week preceding the meeting. It is recommended that you contact the Planning Department at 925-888-7040 for availability.*

**I. CALL TO ORDER AND ROLL CALL**

**Planning Commission**

- A. Daniels, Driver, Goglia, Levenfeld, Obsitnik, Socolich, Whitley
- B. Conflict of Interest

**II. ADOPTION OF MEETING AGENDA**

**III. ANNOUNCEMENTS**

**IV. PUBLIC COMMENTS**

*This part of the agenda is to receive public comments on matters that are not on this agenda. Comments received will not be acted upon at this meeting and may be referred to a subcommittee for response. Comments should not exceed three minutes.*

**V. ADOPTION OF THE CONSENT CALENDAR**

*Items on the Consent Calendar are believed by staff to be non-controversial. Staff believes that the proposed action is consistent with the commission's instructions. A single motion may adopt all items on the Consent Calendar. If any commissioner or member of the public questions any item, it should be removed from the Consent Calendar and placed in part IX of the Regular Agenda.*

- A. November 30, 2009 Minutes
- B. December 7, 2009 Minutes

**VI. PUBLIC HEARINGS –**

*Opening remarks by an applicant shall not exceed ten minutes. Comments by others shall not exceed three minutes. The purpose of a public hearing is to supply the Planning Commission with information that it cannot otherwise obtain. Because of the length of time that the Planning Commission meetings frequently consume, please limit testimony and presentation to the supplying of factual information. In fairness to the Commission and others in attendance, please avoid redundant, superfluous or otherwise inappropriate questions or testimony. Thank you. Moraga Planning Commission.*

**A. UP 09-09 Moraga Country Club HOA (Applicant and Owner) MOSO Conditional Use Permit for 1600 St. Andrews Drive.** Public Hearing to consider an application for a Conditional Use Permit for the existing private recreational use of the MOSO property at 1600 Saint Andrews Drive by the Moraga Country Club and establishment of development standards to allow the replacement of the club house in the same location on the property and other related modifications. APN 257-440-001 and 257-470-004

**B. UP 11-09 Town of Moraga (Applicant), Madhu and Anjali Sridhar - 331 Rheem Boulevard, LLC (Owner), Town of Moraga Corporation Yard Use Permit:** A Conditional Use Permit to relocate the Town of Moraga Corporation Yard to the 22,651 square foot property located at 331 Rheem Boulevard, including the storage of parks and public works equipment and materials in the enclosed side and rear yard areas and the storage of old Town files and records. The property is zoned CC (Community Commercial). APN: 255-020-003.

- C. Town of Moraga 20 Dwelling Unit per acre Residential Zone** – Continued public hearing from 12/07/09, discussion and recommendation by the Planning Commission to the Town Council regarding a new draft zoning ordinance for a minimum 20 dwelling unit per acre residential zone in the Moraga Center area.

**VII. PUBLIC MEETING**

- A. Consideration of a draft resolution recommending that the Town Council use Measure J funds to create a public transportation hub in the MCSP area to link to BART in Orinda, Saint Mary's College and the higher density housing near the Rheem Center.**

**VIII. ROUTINE & OTHER MATTERS - none**

*The following items do not require a public hearing, although the Chair or staff will indicate why each item is on the agenda. Public participation will be limited and the Commission may decide to reschedule the item as a public hearing. Discussion of administrative matters, such as adoption of findings, may be limited to the Planning Commission.*

**IX, COMMUNICATIONS – None**

**X. REPORTS**

**A. Planning Commission**

1. Jim Obsitnik, Chair
2. Russell Driver, Vice Chair
3. Allison Daniels
4. Margaret Goglia
5. Stacia Levenfeld
6. Dick Socolich
7. Bruce Whitley

**B. Staff**

1. Update on Town Council actions and future agenda items.

**XII. ADJOURNMENT**

To a regular meeting of the Planning Commission on **Tuesday, January 19, 2010** at 7:30 P.M. at the Moraga Library Meeting Room, 1500 Saint Mary's Road, Moraga, California. Notices of Planning Commission meetings are posted at 2100 Donald Drive, the Moraga Commons, and the Moraga Public Library.

**NOTICE: If you challenge a town's zoning, planning or other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior, to the public hearing. Judging review of any town administrative decision may be had only if petition is filed with the court not later than the 90<sup>th</sup> day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.**

The Town of Moraga will provide special assistance for disabled citizens upon at least 24 hours advance notice to the Planning Department (888-7040). If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to disabled.

Copies of all staff reports and documents subject to disclosure that relate to each item of business referred to on the agenda are available for public inspection the 5<sup>th</sup> day before each regularly scheduled Planning Commission meeting at the Planning Department, located at 329 Rheem Boulevard, Moraga, CA. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Town Council regarding any item on this agenda after the agenda has been distributed will also be made available for inspection at 329 Rheem Boulevard, Moraga, CA during regular business hours.